

RISK MANAGEMENT...

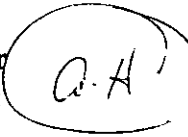
managing risk with responsibility

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October 7, 2002

TO: Julie Biancardi, Principal
Boyd H. Anderson High School

FROM: Aston A. Henry, Jr., Supervisor
Risk Management Department 

SUBJECT: Indoor Environmental Quality Assessment
Boyd H. Anderson High School
FISH 148 and 162

On September 11, 2002, the Indoor Environmental Quality (IEQ) Assessment Team conducted an assessment of **FISH 148 and 162** at Boyd H. Anderson High School. The evaluation consisted of a walkthrough of the identified areas to assess the current condition of these locations with regard to indoor environmental quality. This assessment included observation of the carpet, floor tiles, ceiling tiles, false ceiling plenum, accessible ventilation supply and interior walls for signs of water intrusion.

Outlined below are the findings of this assessment along with recommendations for further assessment and/or remediation:

1. The indoor environmental quality assessment of **FISH 148** revealed signs of visible microbial growth. The Head Facilities Serviceperson reported complaints of possible mold and mildew. The assessment team did identify visible signs of microbial growth on a number of books and the furniture within this location. A slight odor was emanating from the carpet on the date of the assessment. The air-conditioning vents along with the return air register grill showed signs of dust and debris buildup. The ceiling appeared clean on the date of the assessment.

Below are the temperature, relative humidity and carbon dioxide levels measured in this location on September 11, 2002.

	Temperature	Humidity	CO2
FISH 148	69.9f	78%	1431

The humidity and carbon dioxide levels measured on the date of the assessment exceeds the ASHRAE (American Society of Heating and Refrigeration and Air-Conditioning Engineers) recommended criteria range of 60% for humidity and 1,000 ppm for the carbon dioxide levels.

RECOMMENDED COURSE OF ACTION

The Maintenance Department will initiate a work order to address the following items:

- Evaluate and repair as appropriate, the air-handling unit servicing this location.
- Evaluate and repair if necessary, the fresh air damper servicing this location.
- Evaluate and clean if necessary, the coils servicing this location.
- The Maintenance Department will contact Aston Henry, Jr. of the Risk Management Department to provide a status on completion of the above items no later than November 7, 2002.

Site-Based Staff will complete the following items immediately:

- Site-based maintenance staff will clean the air-conditioning vents and return air register grills with a wexcide disinfectant solution in order to remove dust and debris buildup.
- Site based maintenance staff will clean and sanitize the carpet.
- Site based maintenance staff will clean the furniture in this location with a wexcide disinfectant.
- Site-based Administration will contact Barbara Correll of Learning Resources to evaluate the damaged books, along with making arrangements to have the damaged books cleaned by the book-cleaning crew.
- Barbara Correll will contact Aston Henry, Jr. when the book cleaning crew has completed this work.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate.

2. The indoor environmental quality assessment of FISH 162 revealed signs of visible microbial growth. The Head Facilities Serviceperson reported complaints of possible mold and mildew. The assessment team did identify visible signs of microbial growth on a number of cabinets and uniforms in this location. A slight odor was emanating from the carpet on the date of the assessment. The air-conditioning vents, along with the return air register grill, showed minimal signs of dust and debris buildup. The ceiling appeared clean on the date of the assessment. Mr. Jim Bass, Supervisor, Maintenance Department advised the air-conditioning system is on override and currently runs 24 hours per day.

Below are the temperature, relative humidity and carbon dioxide levels measured in this location on September 11, 2002.

	Temperature	Humidity	CO2
FISH 148	72.0f	79%	1011

The humidity level measured on the date of the assessment exceeds the ASHRAE (American Society of Heating and Refrigeration and Air-Conditioning Engineers) recommended criteria range of 60%.

RECOMMENDED COURSE OF ACTION

The Maintenance Department will initiate a work order to address the following items:

- Evaluate and repair as appropriate, the air-handling unit servicing this location.
- Evaluate and clean if necessary, the coils servicing this location.
- The Maintenance Department will contact Aston Henry, Jr. of the Risk Management Department to provide a status on completion of the above items no later than November 7, 2002.

Site-Based Staff will complete the following items immediately:

- Site-based maintenance staff will clean the air-conditioning vents and return air register grills with a wexcide disinfectant solution in order to remove dust and debris buildup.
- Site based maintenance staff will clean and sanitize the carpet.
- Site based maintenance staff will clean the furniture and cabinets in this location with a wexcide disinfectant.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate.

The indoor environmental quality assessment revealed a number of items that should be addressed as soon as possible. Please have your site-based maintenance staff implement the above recommendations in order to improve the indoor environmental quality for all occupants within your school.

Generally, the IEQ Assessment Team did not identify any existing conditions significantly impacting IEQ and thereby presenting immediate health and safety concerns to building occupants. However, due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and/or conditions identified during the evaluation. Therefore, to further improve IEQ, prevent development of future IEQ-related problems, and reduce the potential for IEQ-related complaints by building occupants, the IEQ Assessment Team recommends appropriate follow up of each item identified and previously listed.

Should any questions or concerns arise, or if these complaints continue after the above recommendations have been addressed, please feel free to contact me at (954) 765-8864.

AAH/tpo

- c: Dr. Thomas Geismar, North Central Area Superintendent
Willie Dudley, North Central Area Director School Improvement
Barbara Correll, Director of Learning Resources
Mark Dorsett, Manager, Evening Trades, Maintenance Department
Lou Gonzalez, Coordinator, LEA, Facilities and Construction Management
Michael Marchetti, Supervisor, Workload and Systems Management
Israel Rodriguez-Soto, Facilities and Construction Management